

# The Meadows



 2,106 - 3,044 Square Feet

 3 - 5 Bedrooms

 2.0 - 3.5

**Priced From \$524,990**



**Community Location:** 1126 Round Meadow Dr, Christiansburg, VA 24073

## Features of this Community

- Single family new construction homes with first or second floor primary bedrooms, and available estate-sized lots
- Open-space, energy-efficient plans with endless options for personalization
- Stunning panoramic views and sunsets galore
- Located off Round Meadow Drive, offering easy access to area schools, shopping, restaurants, entertainment, and more
- Top 25 Best Small City in the US!

Come home to the natural splendor of The Meadows, a painterly landscape of sweeping views and stunning sunsets nestled in the pristine hills of Christiansburg. Close to everything you could possibly want yet secluded enough to escape it all, you'll feel more connected than ever to the things that matter most, beginning with you. Offering available estate-sized lots and featuring single family new construction homes ready for personalization, The Meadows is a vibrant neighborhood and cozy storybook retreat ready for writing life's next great chapter.

[eagleofva.com](http://eagleofva.com)

## Quick Move-Ins



move-in ready

### 1017 Round Meadow Drive

Christiansburg, VA 24073  
The Meadows  
Homesite 19  
**\$630,719**

The Pearl Terrace

🏠 2,519 🛏 3 🚗 2.5



coming soon

### 1107 Round Meadow Drive

Christiansburg, VA 24073  
The Meadows  
Homesite 7  
**\$765,207**

The Linden III

🏠 2,677 🛏 3 🚗 2.5



coming soon

### 985 Round Meadow Drive

Christiansburg, VA 24073  
The Meadows  
Homesite 24  
**\$679,439**

The Linden III

🏠 2,677 🛏 3 🚗 2.5



under construction

### 984 Round Meadow Drive

Christiansburg, VA 24073  
The Meadows  
Homesite 31  
**\$636,121**

The Corvallis

🏠 2,106 🛏 3 🚗 2.0

## Quick Move-Ins

under construction



### 1012 Round Meadow Drive

Christiansburg, VA 24073

The Meadows

Homesite 36

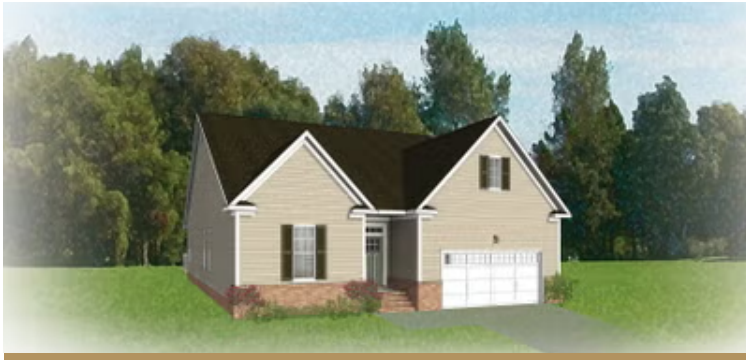
**\$728,640**

The Savannah

 2,842  4  3.5



## Floor Plans



**Corvallis**

Starting at \$524,990

 2,106  3 - 5  2 - 3



**Linden III**




Starting at \$555,600

 2,677  3  2.5



**Westminster**


Starting at \$555,990

 2,641  3 - 5  2.5 - 3



**Savannah**

Starting at \$576,990

 2,842  4 - 5  2.5 - 3



**Linden Terrace**

Starting at \$643,990

 2,918  3  2.5



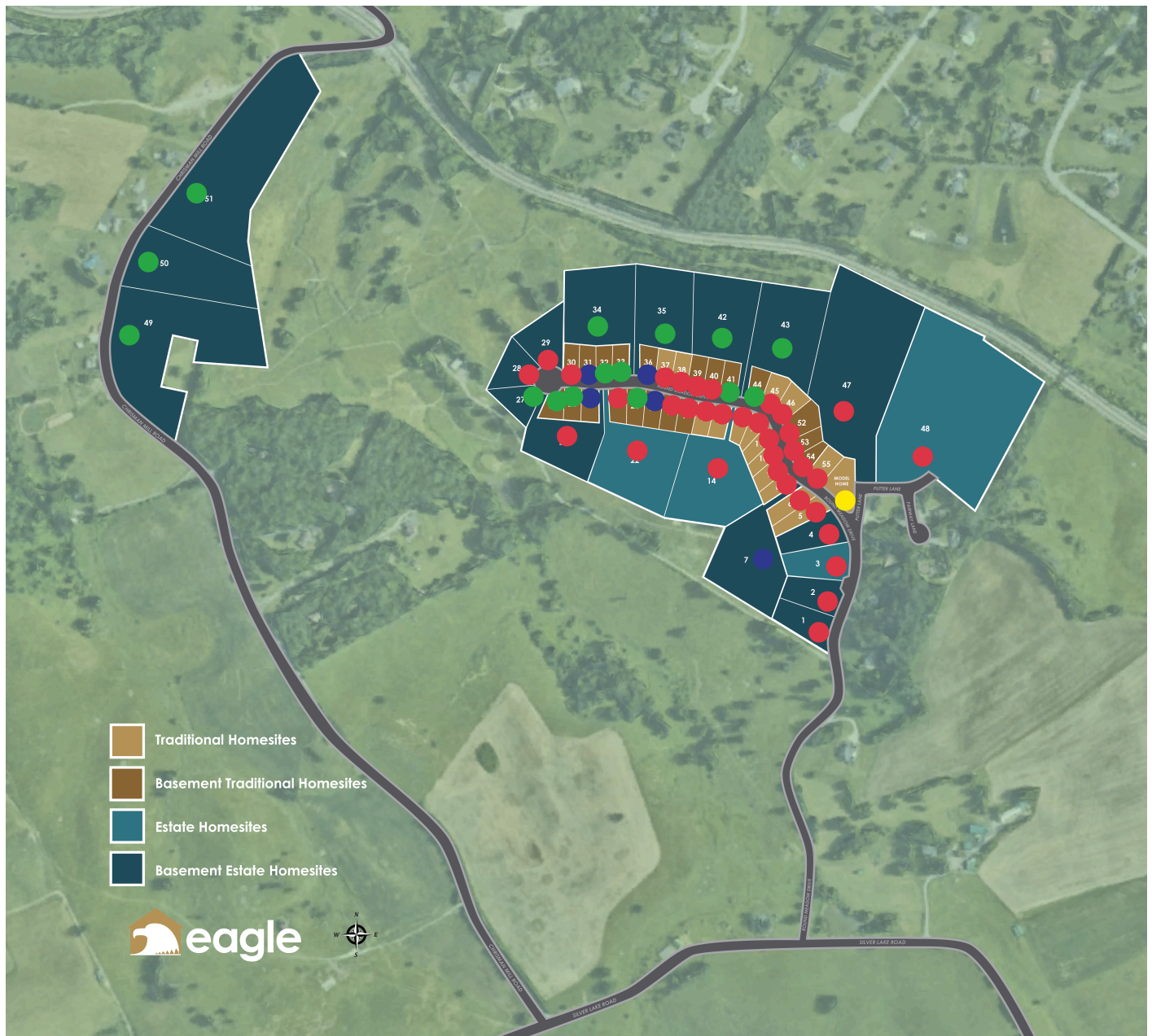
**Hartford Terrace**

Starting at \$674,990

 3,044  3 - 4  2.5



## Interactive Siteplan



# Included Features

## AT THE MEADOWS



### Architectural Features:

- Accented Brick with remaining areas to be fiber cement 6" prefinished siding with aluminum wrapped rake and fascia and fully vented soffit at eaves. Shake siding to be fiber cement 7" random square staggered edge shake
- Trim to be white
- Masonry foundation with brick veneer. Builders standard brick, side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space. Basements (if applicable) will be poured concrete with waterproofing to grade and installed drainage system

### Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed, per plan. If rails are included, they will be black powder coated aluminum
- Front door to be 6'8" insulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included deck constructed of pressure treated wood material, sized per plan

### Streetscape Features:

- Unique exterior detailing
- Asphalt driveway and broom finished concrete walkway
- Sod to be installed approximately 20' in front and rear of home and 10' on sides. Other disturbed areas will be seeded and strawed. Building landscaping package with mulch installed
- Professionally pre-selected exterior color palette

### Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor
- Energy Efficient 50 gallon electric hot water heater

### Energy Efficient Home Features:

- White vinyl single-hung tilt low E windows with grids between insulated glass. Screens are included on all operational windows
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sole plate sealed to subfloor
- Duct blaster test to be conducted on all duct work

### Interior Features:

- 6'-8" hollow core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)
- Pre-Finished Laminate wood flooring in Foyer, Kitchen, Breakfast Nook, Butler's Pantry, Dining Room, Living Room (Plan Specific) and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Full Baths and Laundry Room
- Carpet in all remaining areas
- Fully carpeted pine box set stairs with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board. Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan
- 5-1/4" ogee base with 3-1/4" Colonial Casing on windows, doors and cased openings
- 1-piece 3-5/8" crown in Dining Room with two member chair rail and picture frame molding below
- Structured Wiring Package

### Kitchen Features:

- GE Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" tall Aristokraft Sinclair flat panel birch cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

### Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure. Double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower combo (per plan). Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink with double lever chrome faucet
- White cultured marble vanity tops
- Elongated commodes

### The Eagle Difference - Performance is the Eagle Standard:

- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

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This information is deemed reliable but not guaranteed. All details, dimensions, square footage, illustrations and pricing are approximate and may vary from actual plans and specifications. Contact an Eagle Sales Consultant for details.



## The Meadows HOA Dues

\$40 Monthly Fee

## Montgomery County Tax Rate

\$0.84 per \$100 of assessed value

## Schools

### Christiansburg Elementary School

160 Wades Lane

### Christiansburg Middle School

1205 Buffalo Drive

### Christiansburg High School

100 Independence Blvd NW

### Christiansburg Primary School

240 Betty Drive

## Area Amenities

### Restaurants

The Farmhouse, First Watch, Red Robin, Texas Roadhouse, Grand Rodeo, Sandro's Italian and Pizzeria, Bull & Bones, Sakura Japanese Steakhouse

### Grocery Stores

Kroger, Food Lion, Aldi, Earth Fare

### Malls and Shopping

University Mall Shopping Center, Uptown Christiansburg

### Recreation

Christiansburg Rec Center, Christiansburg Aquatic Center, Pete Dye Golf Course, Mountain Lake Lodge Adventure Center

### Entertainment

Starlite Drive-In Theatre, Regal NRV, It's Game Time at the Super Bowl, and Wonder Universe

### Pharmacies

CVS Pharmacy, Mainstreet Pharmacy, Kroger Pharmacy

### Hospitals

LewisGale Hospital, LewisGale Christiansburg 24 Hour ER, NRV Pediatrics

## Local Contacts

### Utilities

Electricity  
Appalachian Power  
800.956.4327  
appalachianpower.com

Natural Gas + Propane  
AmeriGas  
866.771.2008  
amerigas.com

Water + Sewer  
Town of Christiansburg  
540.382.6128  
christiansburg.org

Trash+Recycling  
Town of Christiansburg  
540.382.6128  
christiansburg.org

Post Office  
USPS  
800.275.8777